

City of Fairfax

Energy Improvement Plan



Prepared by
Department of Community Development and Planning
Summer 2009

Table of Contents

I.	Introduction	3
II.	Environmental Sustainability Committee	4
III.	Private Development/Comprehensive Plan Update	4
IV.	Assessment of City Facilities	4
	A. Energy Assessment	
	B. Lighting	
	C. Temperature Control	
	D. Purchasing/Procurement	
	E. Renewable Energy	
	F. Alternative Fuels	
V.	Efficiency Plan for City Operations	5
	A. Staff Energy Task Force	
	B. Employee Education	
VI.	Conservation Measures for Citizens and City Businesses	6
	A. Energy use	
	B. Transportation	
	C. Land Use	
	D. Recycling	

I. Introduction

The City of Fairfax is six square miles with a population just over 23,000 located 15 miles from Washington DC. As part of the Metropolitan Washington area, the city realizes the importance of establishing programs and policies aimed at reducing the energy demands resulting from urban development and government operations. As development continues to occur and more people move into this region, the loss of open space and the increased demands for energy are impacting the regions air quality and water resources.

The Metropolitan Council of Governments has asked local governments to adopt the recommendations presented in the Greening the Metropolitan Washington Region's Built Environment report. To initiate many of the recommendations in the report, the City Council adopted a Resolution Recommending the Incorporation of Green Building Practices and Climate Protection Strategies for Development and Operations in the City of Fairfax on May 12, 2009. To further the city's commitment to reducing energy consumption, the City of Fairfax will submit an application to the Virginia Municipal League Green Government 2009 Challenge to receive recognition for innovative programs to reduce energy use and promote sustainability.

The City of Fairfax has a significant number of existing programs in place to conserve energy which will be outlined in this report. In addition, new programs and policies will be proposed in this report. The objective of this report is to develop programs and policies that maximize the energy efficiency and reduce the carbon footprint resulting from city government operations, private development and residential and business energy use in the City of Fairfax.

II. Environmental Advisory Commission

The City of Fairfax is in the process of establishing an Environmental Sustainability Committee comprised of business representatives and residents to advise the City Council on policies and programs related to the environment and energy conservation.

III. Private Development/Comprehensive Plan Update

As part of the resolution approved for green building practices, the City of Fairfax will encourage private developers to meet the LEED certified building requirements and submit a LEED checklist with their site plan application. For homes, the city will encourage Energy Star or Earth Craft qualified homes. At a minimum, the city will strongly recommend that home builders install Energy Star appliances in new and renovated homes.

The City's Office of Building and Fire Code Administration uses the Uniform Statewide Building Code (USBC) which has adopted the 2006 International Energy Conservation Code.

The Comprehensive Plan is scheduled for review and updating in 2010. As part of the review, the environment section will be updated to include language supporting green building practices using the U.S. Green Building Council's LEED program or similar rating systems that encourage better design practices to reduce energy consumption. Language will also be included to ensure that development is designed to reduce impacts to the local environment and to protect the city's streams.

IV. Assessment of City Facilities

A. Energy Assessment

The City has developed a spreadsheet with the utility consumption of all city buildings. In order to determine where the most savings can be achieved and the best use of funding for improvements, it will be necessary to conduct a detailed review of the existing uses and the energy consumed. The City of Fairfax will submit for stimulus funding to conduct an energy audit of city owned buildings.

B. Lighting

In the past few years, the city has built a new police station, historic interpretive center, city hall addition and renovated existing city hall. All of the lighting installed in the new buildings is energy efficient. When lights are replaced in older buildings, energy efficient bulbs and/or fixtures are installed. This process will continue until all lighting has been upgraded.

C. Temperature Control

The City Manager has directed that temperatures be set at 75 degrees during the summer and 71 degrees in the winter to conserve energy.

D. Purchasing/Procurement

The city has a procurement policy that requires a minimum of 30 percent post-consumer recycled content for everyday office paper use which is consistent with the Federal Policy- Executive Order 13101.

E. Renewable Energy

The city is interested in renewable energy sources and will look for future opportunities to purchase renewable energy.

F. Alternative Fuels

Included in a recently approved Green Building Resolution is language requiring that new/replacement vehicles have higher fuel efficiency and that alternative fuel vehicles be considered. It is the city's intent to continue to research the use of alternative fuels and to incorporate new technologies as funding becomes available.

V. Efficiency Plan for City Operations

A. Staff Environment Task Force

The City of Fairfax has had a task force in place for several years that meets as needed to discuss city environmental issues. The task force is chaired by the Special Projects Engineer and consists of the following individuals:

Transportation Director	Utilities Director
Site Plan, Engineering Plans Reviewer	Parks Supervisor
Operations Division Superintendent	Deputy Zoning Administrator
Fire Marshall	Special Projects Engineer
Telecommunications Administrator	

The Committee is comprised of representatives from all departments whose operations directly impact the city's energy consumption. The committee will meet on an as-needed basis to reassess current operations and propose new initiatives.

B. Employee Education

All city employees have been provided information on energy saving measures that can be accomplished in their own office areas. Employees will be sent updates as new information related to energy savings in the work place is available.

VI. Conservation Measures for City Residents and Businesses

A. Energy use

To inform citizens and businesses of conservation measures, the city's website will include a new section on energy savings. As most of this information is currently available on federal and state websites, links will be provided to relevant sites.

B. Transportation

The City of Fairfax operates a bus service between George Mason University and the Vienna/Fairfax Metrorail station. The city promotes the use of the bus service for city residents as well as trips to and from city businesses and George Mason University. In 2009, the city will receive six new hybrid diesel/electric buses. The fuel efficiency of the buses is expected to be 30 percent over standard diesel buses.

C. Land Use

Included in the Green Building Resolution approved in May 2009, the Comprehensive Plan review and update scheduled for 2010 will include language supporting green building practices. In addition, the environment section will be amended to include issues related to development and climate protection.

D. Recycling

The City of Fairfax collects recyclables weekly from residential properties. Each household is required to recycle plastic, milk, soda and water jugs, glass bottles and jars, metal and aluminum cans, newspapers with inserts, catalogs, magazines and flattened cardboard and paperboard. In addition, the city requires owners of commercial, industrial or other non-residential properties to provide a recycling system for their tenants, occupant's employees and vendors. Items to be recycled included aluminum food and beverage containers, glass food and beverage containers, Ferrous (iron) cans, plastic containers, newsprint, corrugated cardboard, telephone books and office paper. Commercial property owners are required to submit annual reports documenting the volume of each material recycled.

